087.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,236,900 / 1,236,900
					USE VALUE:	1,236,900 / 1,236,900
					ASSESSED:	1,236,900 / 1,236,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOREAU JASON & JANNA
Owner 2:	
Owner 3:	
Street 1:	66 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 8,111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 4289 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8111.000	772,600		464,300	1,236,900
Total Card	0.186	772,600		464,300	1,236,900
Total Parcel	0.186	772,600		464,300	1,236,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.42 | /Parcel: 288.4

Legal Description

User Acct 55399

GIS Ref

GIS Ref

Insp Date 04/19/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	772,600	0	8,111.	464,300	1,236,900	1,236,900	Year End Roll	12/18/2019
2019	101	FV	585,000	0	8,111.	431,200	1,016,200	1,016,200	Year End Roll	1/3/2019
2018	101	FV	585,000	0	8,111.	431,200	1,016,200	1,016,200	Year End Roll	12/20/2017
2017	101	FV	585,000	0	8,111.	378,100	963,100	963,100	Year End Roll	1/3/2017
2016	101	FV	186,000	0	8,111.	344,900	530,900	530,900	Year End	1/4/2016
2015	101	FV	174,600	0	8,111.	305,100	479,700	479,700	Year End Roll	12/11/2014
2014	101	FV	174,600	0	8,111.	288,500	463,100	463,100	Year End Roll	12/16/2013
2013	101	FV	174,600	0	8,111.	274,600	449,200	449,200		12/13/2012

!7117!

PRINT

Date	Time
12/10/20	21:47:36

LAST REV

Date	Time
03/07/17	11:21:39
mmcmakin	
7117	

USER DEFINED

Prior Id # 1:	55399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	67183-409		5/2/2016		1,180,000	No	No		
WHITE PHYLLIS A	65258-351		4/23/2015	Change>Sale	570,000	No	No		
KELLEY ANDREA M	59842-103		8/27/2012	Convenience	99	No	No		
SMALL PHYLLIS/N	59842-101		8/27/2012	Convenience	99	No	No		
WHITE JOSEPH E,	57279-488		8/11/2011	Convenience	100	No	No		
	12709-652		10/4/1974		38,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	764	Addition	265,000		6/23/2015			Renovate basement
6/10/2015	650	Manual	10,000		6/10/2015			Hand demolish roof
11/18/2010	2311	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	SQ Returned	MM	Mary M
4/19/2016	Permit Visit	PT	Paul T
4/19/2016	Measured	PT	Paul T
6/22/2015	Permit Insp	PC	PHIL C
12/15/2008	Meas/Inspect	163	PATRIOT
4/3/2000	Measured	263	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8111		Sq. Ft.	Site		0	70.	0.82	12									464,334						464,300	

Total AC/HA: 0.18620 | Total SF/SM: 8111 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 464,334 | Spl Credit | Total: 464,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1948	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93818438
Const Adj.:	0.99989998
Adj $ / SQ:	117.261
Other Features:	143003
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775720
Depreciation:	3103
Depreciated Total:	772617

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

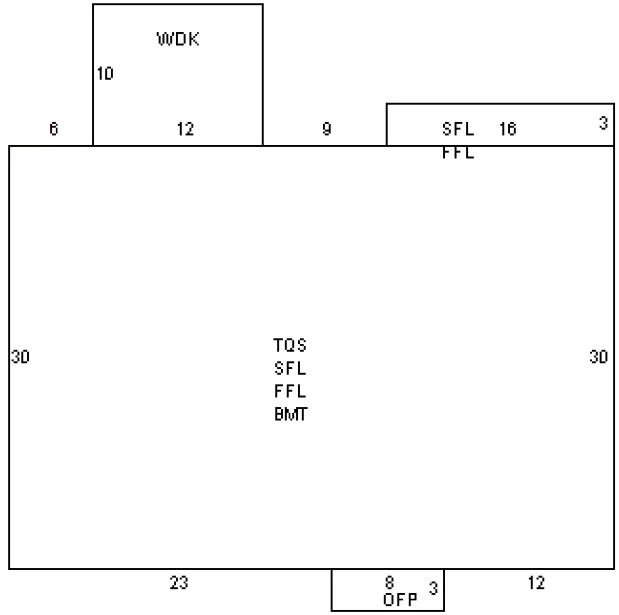
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.89
Special Features:	0	Val/Su Net:	152.15
Final Total:	772600	Val/Su SzAd	212.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,338	117.260	156,896
SFL	Second Floor	1,338	117.260	156,896
BMT	Basement	1,290	52.770	68,070
TQS	3/4 Story	968	117.260	113,450
WDK	Deck	120	14.330	1,720
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	5,078			Total:	498,088
Size Ad	3643.5	Gross Are	5400	FinArea	4289

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	